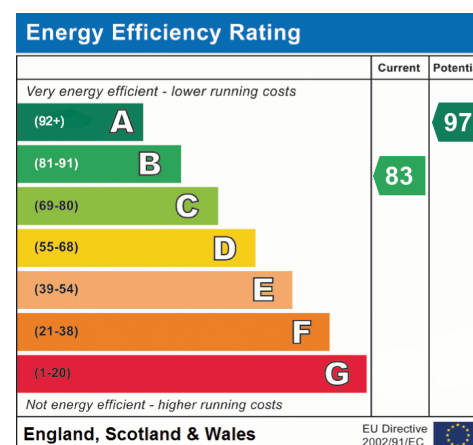


**Ground Floor**  
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- 2 BEDROOMED SEMI DETACHED
- REAR GARDEN
- OFF ROAD PARKING
- EPC RATING B
- MODERN INTERIOR
- GROUND FLOOR WC
- FREEHOLD
- COUNCIL TAX BAND B

**Offers in Region of £220,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern and well presented 2 bedroomed semi detached home. The living accommodation briefly comprises; entrance porch leading to front lounge, ground floor w.c, modern fitted kitchen/diner, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, uPVC double glazed windows, off road parking to side and and a good sized lawned rear garden. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to M60/M62 motorway links.

## GROUND FLOOR

### Entrance

Porch

### Lounge

3.64m x 3.79m (11' 11" x 12' 5") views to front, open railed staircase with grey oak effect laminate flooring, double radiator.

### Ground Floor W.C

1.47m x 0.96m (4' 10" x 3' 2") white modern suite with close coupled w.c, sink, under stair storage.

### Kitchen/Diner

3.57m x 2.67m (11' 9" x 8' 9") views to rear, modern white units with grey marble style worktops, built in electric single oven with 4 ring ceramic hob, extractor, stainless steel sink with chrome mixer tap, integral washer/dishwasher/fridge/freezer, space for dining suite, double patio doors to rear garden, single radiator.

## FIRST FLOOR

### Bedroom 1

3.55m x 2.6m (11' 8" x 8' 6") views to rear, single radiator.

### Bedroom 2

3.66m x 2.6m (12' 0" x 8' 6") views to front, built in storage, single radiator.

### Bathroom

1.6m x 2.15m (5' 3" x 7' 1") modern suite suite comprising; bath with over bath wall mounted mixer shower, close coupled w.c, sink, tiled walls, tiled floor, extractor, single radiator.

### Exterior

Front garden area - central paved path with side lawns, off road parking to side. Rear garden - paved patio with lawn, and rear raised wooden decked seating area.

### Landing

L shaped landing area with single radiator.

